

Minutes
CECIL TOWNSHIP PLANNING COMMISSION
June 18, 2015 - 7:00 p.m.

I. Call to order

The Cecil Township Planning Commission met on Thursday, June 18, 2015, at 7:00 P.M. The members in attendance were as follows: Walter Krasneski, Joe Stewart, David Coldren, Eric Sivavec and Jason Krut. Others in attendance included Dan Deiseroth from The Gateway Engineers, Bruce Bosle, Director of Zoning from Cecil Township, and interested parties.

II. Approval of Minutes

- May 21, 2015

Motion: Mr. Sivavec

Second: Mr. Stewart

Aye: Mr. Krasneski, Mr. Stewart, Mr. Coldren, Mr. Sivavec, Mr. Krut

III. Old Business

- No old business

IV. New Business

1. Application #2015-0010 – Fairfield Southpointe, L.P. – (Subdivision/Land Development)

- **Applicant:** Fairfield Southpointe, L.P.
- **Location:** Cecil-Henderson Road – C-1 Zoning District

Mr. Krut made a motion to approve the Fairfield Southpointe Subdivision contingent upon the completion of the items listed in The Gateway Engineers' letter dated June 3, 2015 and in the Cecil Township Zoning Office's letter dated June 17, 2015. The motion was seconded by Mr. Sivavec.

Aye: Mr. Krasneski, Mr. Sivavec, Mr. Krut

Abstain: Mr. Stewart, Mr. Coldren

Mr. Krut made a motion to approve the Fairfield Southpointe Land Development contingent upon the completion of the items listed in The Gateway Engineers' letter dated June 3, 2015 and in the Cecil Township Zoning Office's letter dated June 17, 2015. The motion was seconded by Mr. Sivavec.

Aye: Mr. Krasneski, Mr. Sivavec, Mr. Krut

Abstain: Mr. Stewart, Mr. Coldren

2. Application #2015-0012 – Muse Elementary School Site Plan

- **Applicant:** Canon McMillan School District
- **Location:** School Street

General comments from the public were entertained by the Planning Commission.

Mr. Coldren made a motion to approve the two waivers requested in HHSDR Architects/Engineers' letter dated June 18, 2015. The first waiver includes providing a loading area for two vehicles in lieu of the required four. The second waiver includes the requirement for perimeter planning along the eastern parking lot. The motion was seconded by Mr. Stewart.

Aye: Mr. Krasneski, Mr. Stewart, Mr. Coldren, Mr. Sivavec, Mr. Krut

Mr. Stewart made a motion to approve the Muse Elementary School Site Plan contingent upon the completion of the items listed in The Gateway Engineers' two letters dated June 17, 2015 concerning the Land Development and the Traffic Impact Study. Motion also included a recommendation to maintain the construction road entrance after construction for emergency access purposes. Construction road would be modified to blend in with landscape. The motion was seconded by Mr. Krut.

Aye: Mr. Krasneski, Mr. Stewart, Mr. Coldren, Mr. Sivavec, Mr. Krut

V. Ordinances and Amendments

- No presentations

VI. Correspondence and Announcements

- No correspondence

VII. Discussion

- Presentation by Olsen & Associates regarding the Comprehensive Plan Update
Mr. Ron Olsen and Mr. Chris Francis of Olsen & Associates introduced themselves to the Board and presented a draft of the Comprehensive Development Plan, dated June 2015. Mr. Olsen asked that any comments on the draft Plan be forwarded to Mr. Bosle. A brief discussion on the formation of the steering committee was held. Planning Commission to decide on future meeting dates.

VIII. Adjournment

9:15 P.M.

June 18, 2015